

VI. CEQA REQUIRED ASSESSMENT CONCLUSIONS

This chapter considers the potential effects of the North Park Street Code related to growth inducement; significant irreversible changes; cumulative impacts; effects found not to be significant; unavoidable significant effects; and the relationship between short term and long term uses of the environment. The focus of this chapter is on the implementation of the North Park Street Code and subsequent development in the North Park Street area that could have environmental impacts.

A. GROWTH INDUCEMENT

A project is considered growth inducing if it would directly or indirectly foster economic or population growth or the construction of additional housing. Examples of projects likely to have significant growth inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project specific demand and development of new residential subdivisions or industrial parks in areas that are currently only sparsely developed or are undeveloped.

The North Park Street Code would facilitate new development and redevelopment within the North Park Street Code area, which would generate population, employment and economic growth over existing conditions, as discussed in **Chapter III** and **Chapter IV** of this EIR. However, it is not expected that development, which would occur under the North Park Street Code, would induce significant growth in Alameda or the surrounding areas. Alameda is largely a built-out community, and new development in the North Park Street Code area would be considered infill. Growth that would occur as a result of implementation of the North Park Street Code would be limited by the physical constraints of the area and Alameda's island geography. While development would require the construction of some new infrastructure, these infrastructure improvements would primarily serve the area and improve and upgrade outdated utilities.

The anticipated buildout of the North Park Street Code area would not result in any significant growth inducing impacts and/or significantly exceed growth that is projected by ABAG. The population, housing, and employment growth in the City would provide the benefits of assisting the City in attaining its regional fair share housing obligations. Since Alameda is largely built-out, most of this increase would result from redevelopment of underutilized parcels with new commercial and/or residential projects.

The type of growth envisioned by the North Park Street Code implements the tenets of "smart growth" – i.e., intensifying and clustering of development. Economic growth would continue in the greater San Francisco Bay Area. The North Park Street Code area would accommodate some of this regional demand for additional residential units and employment, and possibly also encourage less

dependence on automobiles, which would have regional traffic and air quality benefits. Therefore, the effects of the North Park Street Code would result in a net benefit to the City of Alameda and the Bay Area as a whole.

B. SIGNIFICANT IRREVERSIBLE CHANGES

An EIR must identify any significant irreversible environmental changes that could be caused by a proposed project. These may include current or future uses of non-renewable resources, and secondary or growth inducing impacts that commit future generations to similar uses. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified. The *CEQA Guidelines* describe three distinct categories of significant irreversible changes: 1) changes in land use which would commit future generations; 2) irreversible changes from environmental actions; and 3) consumption of non-renewable resources.

1. Changes in Land Use Which Would Commit Future Generations

While the North Park Street Code would allow for growth and redevelopment of in the North Park Street area, as noted above, this increased development would occur as infill and redevelopment of previously-developed sites which are currently underutilized. Buildout under the North Park Street Code would commit future generations to the reuse and redevelopment of the area. While the North Park Street Code would allow for new development within the North Park Street Code area, this development would occur as redevelopment of previously developed and currently underutilized areas. The land use change that would occur would be from auto-oriented uses to a mix of commercial retail, residential, office, and service uses.

2. Consumption of Non-renewable Resources

Consumption of non-renewable resources includes increased energy consumption, conversion of agricultural lands, and lost access to mining reserves. No agricultural lands would be converted and no access to mining reserves would be lost with implementation of the North Park Street Code, since these resources are not present in the North Park Street Code area. Additional development proposed in the North Park Street Code area would require additional energy of several types. However, as discussed below, under Effects Found Not to be Significant, no significant impacts related to energy supply or consumption are anticipated. Since new development under the North Park Street Code would be infill development, the construction of major new utility lines would not be required for these services.

C. CUMULATIVE IMPACTS

According to CEQA (Section 21083), a project may have a significant effect on the environment requiring disclosure in an EIR if its possible effects are individually limited but “cumulatively considerable.” Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects. Evaluation of cumulative effects should reflect the severity of impacts as

well as the likelihood of their occurrence, although the level of detail need not be as great as that for evaluation of project-specific impacts.

Section 15130 of the *CEQA Guidelines* provides direction regarding cumulative impact analysis as follows:

- An EIR should not discuss cumulative impacts that do not result in part from the proposed project;
- A lead agency may determine that an identified cumulative impact is less than significant, and shall briefly identify facts and analysis in the EIR supporting its determination;
- A lead agency may determine a project's incremental effect is not cumulatively considerable, and therefore is not significant, and shall briefly describe in the EIR the basis of its determination; and
- A lead agency may determine a project's cumulatively considerable contribution to a significant cumulative impact may be rendered less than cumulatively considerable and therefore residually not significant, if the project implements or funds its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.

The analysis of cumulative impacts for each environmental factor is described in each chapter of this EIR. In summary, redevelopment of the North Park Street area consistent with the draft Code should be expected to contribute to the following cumulative impacts.

- Transportation. Redevelopment of the area will contribute to cumulative transportation impacts.
- Green House Gases and Air Quality. Redevelopment of the area will contribute to green house gas and air quality cumulative impacts.